

BEFORE A PANEL OF INDEPENDENT HEARING COMMISSIONERS IN THE WAIKATO REGION

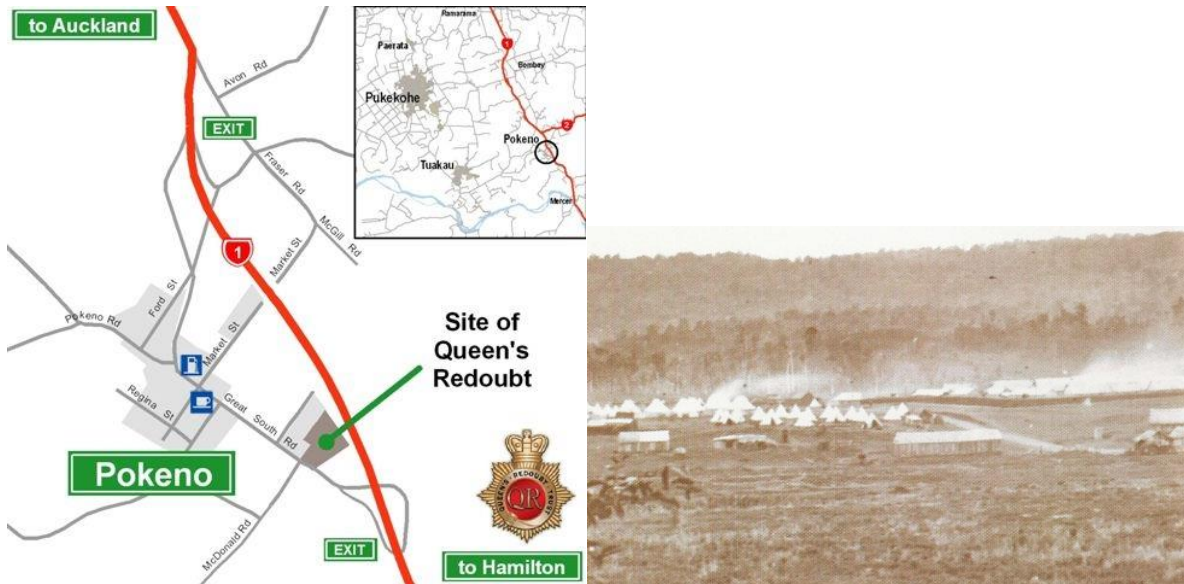
I MUA NGĀ KAIKŌMIHANA WHAKAWĀ MOTUHEKE WAIKATO

UNDER the Resource Management Act 1991 (RMA)

AND IN THE MATTER of Proposed Variation 3 to the Waikato Proposed District Plan (PDP)

STATEMENT OF EVIDENCE OF DR NEVILLE RITCHIE (Queens's Redoubt Trust)

10 July 2023



INTRODUCTION

1. My name is Dr Neville Ritchie. I am an archaeologist and heritage consultant with over 50 years' experience in the field. I hold a PhD in anthropology/archaeology from the University of Otago (1986). I am an experienced peer reviewer and expert witness. I retired in 2018 and since then I have been doing archaeological consulting part time. I spent most of my career working for Heritage NZ (formerly NZHPT) and the Department of Conservation, the latter as a Regional Archaeologist and Heritage Advisor based in Hamilton for 30 years. During my career I have produced hundreds of reports and published papers on archaeological and historic heritage. I have published four books, two of which are pertinent to this hearing – *The Waikato War of 1863-64: A guide to the main events and sites* (2001 and later reprints), and *A History of Queen's Redoubt and the invasion of the Waikato* (with Ian Barton, 2021)

I am Chair of the Queen's Redoubt Trust (QRT) at Pokeno. QRT was established in 1999 by a group of heritage professionals with an interest in the NZ Wars. We were aware that Queen's Redoubt played a significant role in the Waikato War and was ideally located as an authentic site to tell the story about the Wars and their impact by developing it into a NZ Wars Education Centre.

CODE OF CONDUCT

I have read the Environment Court Code of Conduct for expert witnesses contained in the Environment Court Practice Note 2023 and agree to comply with it. I confirm that the opinions expressed in this statement are within my area of expertise except where I state that I have relied on the evidence of other persons. I have not omitted to consider materials or facts known to me that might alter or detract from the opinions I have expressed.

SCOPE OF MY EVIDENCE

My evidence addresses the following:

- (a) Background to the acquisition of 22 Great South Rd, Pokeno, the site of Queen's Redoubt, by the Queen's Redoubt Trust and its plans to develop the site into a NZ Wars Education Centre.
- (b) the potential impact of Variation 3 as notified;
- (c) the site's inclusion as a significant historic place in the PDP and warranting long term protection;
- (d) response to submission points related to historic heritage.

The following is a very brief history of Queen's Redoubt. In 1862 as the Great South Road neared completion, General Cameron directed that a substantial redoubt be built near the recognised boundary of the Waikato iwi- the Mangatawhiri Stream. It was named Queen's Redoubt and completed in early 1863. In July 1863 it became the forward base for the

unjustified invasion of the Waikato. Built to house 450 men in huts/barracks, thousands more passed through, usually accommodated in outside tent encampments, as the war front advanced. After the end of hostilities in Waikato, troop numbers at QR were gradually reduced. The redoubt buildings were sold in 1867 and the site abandoned. Queen's Redoubt is not just another NZ Wars site. It was the second largest British fortification in NZ (not counting Albert Barracks in Auckland) and was one of a kind. No other NZ War site witnessed the degree of activity that occurred in and around QR.



Queen's Redoubt on its heyday 1864. Note the outlying buildings and tent camps to the west.

QRT acquired 22 Great South Road, being the site of Queen's Redoubt, in 2002 after a three year fund raising campaign. It is a recorded and protected archaeological site R12/23. The three main facets of the project were to:

- (1) Reconstruct the earthworks so it looked like a fort again (they had been levelled by later landowners);
- (2) construct an education centre to inform New Zealanders about the NZ Wars, and particularly the invasion of the Waikato, a seminal event in New Zealand's history;
- (3) and eventually archaeologically investigate the entire property to learn more about its layout and glean other insights into the lifeways of the soldiers stationed there.

We completed the partial earthworks reconstruction in 2010, and the displays in the purpose-built Education Centre in 2020, only to be closed by the Covid lockdown. Our target audience is school children, but we aim to provide factual unbiased information and interpretation from both the perspective of Maori and Pakeha for the benefit of all New Zealanders. Ngati Tamaoho, who have manawhenua, have two representatives on the QRT and are working on their own panels in the Education Centre.

It should be noted that the QRT does not own all the land encompassed by Queen's Redoubt. The QRT property encompasses about 70% of the original 100 yd x 100 yd redoubt. Two adjacent sections and the buildings on them (24 Great South Rd- the so-called Redoubt House which is scheduled) and 26 Great South Rd are within the earthworks of the redoubt but are privately owned. In addition, the north side of the redoubt (the ditch and bank) extended into the present backyards of six houses on the south side (west end) of Selby St. On the western

side of Great South Rd and extending beyond the railway (although it was not built then), there were 4 large military encampments and a field hospital (visible in the historic photo). These areas are archaeological sites too but have been much built over in recent years. This land is not owned by QRT. C2014, after Winstones quarry application was withdrawn, and following representations from QRT to WDC, the paper road on the south side of QR was vested in QRT for parking and access purposes.

V3

On learning of the V3 proposals, QRT decided to make a submission on two grounds, but research for the submission found WDC had taken some actions over the last few years, notably changing the land classification, about which we were not consulted and were unaware of.

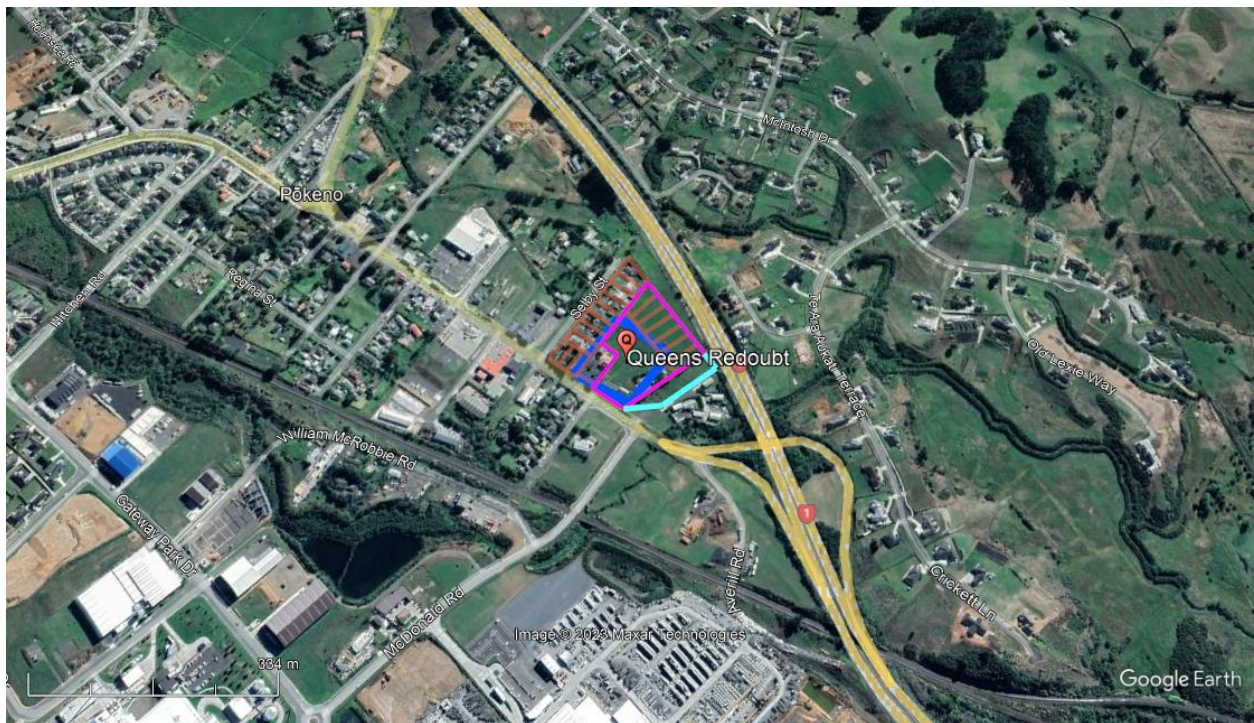
To recap, in 2009, QRT made submissions to the then Franklin District Council regarding Plan Change 24. As a result of our submission, FDC created a Queen's Redoubt Special Heritage Zone encompassing the Trust's property (but not the adjoining neighbours' land). We assumed the zoning provisions would become part of the Operative Waikato District Plan, at least we were not advised otherwise.

During the preparation of our primary submission, the Trust was surprised, indeed astounded, to learn that WDC, in the PDP (notified in 2018), proposed that, rather than retaining the QR Special Heritage Zone, the site would be zoned Commercial. Worse still, for the QRT, was that there had been no consultation with the QRT, by WDC, on this zoning matter - nor even the proposed change of residential zoning for the immediately adjacent sites which lie within the footprint of the Queen's Redoubt site as it was in 1863. And finally, the failure of WDC to include the Queen's Redoubt site in the Schedule, as an historic area - as it appears in the Franklin Section of the Operative District Plan.

The map below shows the extent of the QR property, the paper road vested in QR, and where the original redoubt extended into what are now neighbouring properties.



The purple line marks the extent of the property owned by the QRT; the blue line marks the extent of the redoubt but not outlying buildings and encampments, the turquoise line marks the paper road vested by WDC in QRT for parking and access. There were tent encampments all over the area west of the redoubt in its heyday.





QR site in 1942

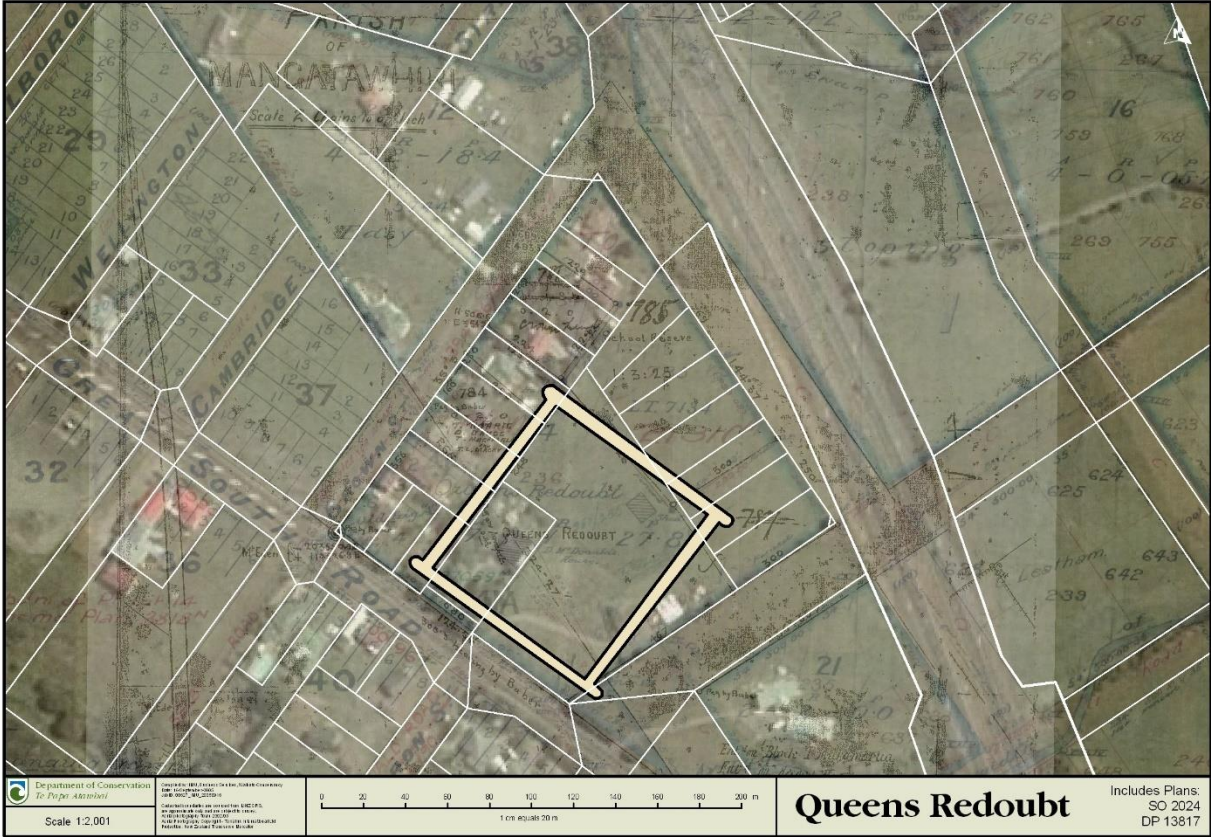
Our submission concerns the protection of the significant archaeological and intrinsic heritage values of the Queen's Redoubt site from the impact of medium density residential development on neighbouring properties. Specifically, the evidence notes that heritage specialist Ann McEwan identified it as having high significance in the 2008 Pokeno Structure Plan report, and the Redoubt is a recorded and protected archaeological site (NZAA R12/23). Our other concern is the loss of viewshafts from the redoubt and the construction of incompatible buildings if three storey buildings are permitted, especially on the adjoining 24 Great South Rd, i.e., the Redoubt house property, and along our northern boundary- the south side of Selby St.

Since QRT acquired the property there has been a steady encroachment of residential and commercial development to the east and west of the redoubt, but our immediate boundaries have never been threatened (excepting the proposed link to the highway using the paper road for the now abandoned Winstones quarry proposal). We strongly feel the character and authenticity of the Queen's Redoubt site will be compromised if 2-3 storey buildings are permitted within 50m of the redoubt.

The owners of neighbouring properties are likely to be subject to the archaeological authority provisions of the Heritage New Zealand Pouhere Taonga Act (HNZPT) should they wish to undertake earthworks, but it is likely most of them are currently unaware that QR encroached on their properties.

When the QRT acquired the QR property it was simply an important archaeological site but in the past two decades QRT has rebuilt the earthworks and created the Education Centre

significantly increasing its value as a cultural heritage attraction and education facility. Over one thousand visit the site annually and numbers are rising. Mainly school groups but also a good number of historical societies, military history people, and Army personnel besides many individuals, some with historical connections to the redoubt. It is anticipated further development in future will enhance its status as an education facility and the top visitor attraction in the Pokeno area.



Another overlay of the redoubt